

RESOLUTION No. 26-206

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MODIFICATION OF THE COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 33124, PAGES 2056-2065 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR THE PROPERTY GENERALLY LOCATED AT 10155 NW 12 STREET AND IDENTIFIED BY MIAMI-DADE COUNTY TAX FOLIO NOS. 35-3032-045-0010, 35-3032-008-0017, AND 35-3032-000-0121; PROVIDING FOR RECORDATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Doral-K, LLC, a Florida limited liability company (the “Owner”), owns approximately 11.41 acres of real property located within the City of Doral (the “City”), generally located on the north side of NW 12th Street at approximately NW 102nd Avenue and identified by Miami-Dade County Tax Folio Nos. 35-3032-045-0010, 35-3032-008-0017, and 35-3032-000-0121 (collectively, the “Property”); and

WHEREAS, on January 26, 2022, the Mayor and City Council adopted Resolution No. 22-14, approving Application No. PLAN-2106-0013 and a site plan for the development of Kia and Subaru showroom and service buildings on the Property, subject to certain conditions of approval; and

WHEREAS, Resolution No. 22-14 required, as a condition of approval, the execution and recordation of a covenant in lieu of unity of title unifying the three parcels comprising the Property; and

WHEREAS, in satisfaction of that condition, the prior owner of the Property executed a Covenant Running with the Land in Lieu of Unity of Title, which was recorded in Official Records Book 33124, Pages 2056-2065, of the Public Records of Miami-Dade County, Florida (the “Covenant”); and

WHEREAS, Paragraph 1 of the Covenant requires the Property to be developed in substantial conformity with the site plan entitled “Lehman Doral,” prepared by Stiles Architectural Group and date-stamped received November 29, 2021, and establishes the procedure for modifications to the approved site plan; and

WHEREAS, the Owner submitted Application No. PLAN-2604-0129, requesting approval of a site plan modification (the “Site Plan Modification”); and

WHEREAS, at a duly noticed public hearing, the City Council approved the Site Plan Modification, subject to the conditions stated therein; and

WHEREAS, to memorialize the Site Plan Modification in the public records and identify the modified plans governing development of the Property, the Owner has submitted a proposed Modification of Covenant Running with the Land in Lieu of Unity of Title (the “Modification”); and

WHEREAS, the City Council finds that approval of the Modification is consistent with the approval of the Site Plan Modification and is in the best interest of the City and the health, safety, and welfare of its residents.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Implementation. The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council’s intent.

Section 3. Approval. The City Council of the City of Doral hereby approves the Modification of Covenant Running with the Land in Lieu of Unity of Title attached hereto and incorporated herein as "Exhibit A," subject final approval of the site plan being presented concurrently

Section 4. Recordation. This Resolution and the Modification Covenant Running with the Land in Lieu of Unity of Title (Exhibit "A") shall be recorded in the public records of Miami-Dade County, Florida, with the Applicant to pay the cost thereof.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Councilmember Pineyro and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Absent
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 7 day of October, 2026.



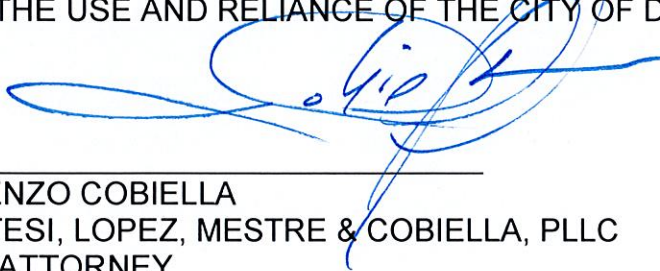
CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

EXHIBIT “A”

This instrument was prepared by:
Name: James R. Williams Jr., Esq.
Address: Gunster, Yoakley & Stewart, P.A.
600 Brickell Avenue
Suite 3500
Miami, Florida 33131

(Space reserved for Clerk of Court)

**MODIFICATION OF COVENANT RUNNING
WITH THE LAND IN LIEU OF UNITY OF TITLE
RECORDED IN OFFICIAL RECORDS BOOK 33124, PAGES 2056-2065 (the "Covenant")**

THIS MODIFICATION OF COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 33124, PAGES 2056 - 2065 (hereinafter the "Modification") is made and entered into this ____ day of _____, 2026, by and between DORAL-K, LLC, a Florida limited liability company (the "Owner"), in favor of the City of Doral, Florida, a Florida municipal corporation (hereinafter the "City").

WITNESSETH:

WHEREAS, DORAL-K, LLC, a Florida limited liability company ("Owner"), owns certain real property located within the boundaries of the City, generally identified by Miami-Dade County Tax Folio Numbers 35-3032-045-0010, 35-3032-008-0017, and 35-3032-000-0121, and encompassing an existing KIA dealership, a connector road, and an existing north parking lot parcel, all as more particularly described on **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein (collectively, the "Property"); and

WHEREAS, the Property consists of approximately 11.41 acres and is generally situated on the north side of NW 12th Street at approximately NW 102nd Avenue, with the existing KIA dealership located at 10155 NW 12 Street, Doral, Florida 33172 (Tax Folio Number 35-3032-045-0010), as legally described on **Exhibit "A"**, and the connector road and the existing north parking lot parcel identified by Miami-Dade County Tax Folio Numbers 35-3032-008-0017 and 35-3032-000-0121, respectively, as legally described on **Exhibit "B"**; and

WHEREAS, the Owner desires that Exhibit A and Exhibit B to the Covenant remain in full force and effect and be incorporated into this Modification by this reference as though fully set forth herein, without relettering, restating, or reattaching such exhibits; and

WHEREAS, in order to maintain continuity with the exhibit designations used in the Covenant, the exhibits attached to this Modification shall begin with Exhibit C, and each such exhibit is attached hereto and incorporated herein by this reference; and

WHEREAS, the previous owner of the Property was granted site plan approval from the City through application number PLAN-2106-0013 (the "Application") for the Property to be developed with multiple users; and

WHEREAS, the City requested that a unity of title or a covenant in lieu of unity of title be placed on the Property as a condition of the approval of application number PLAN-2106-0013, requiring that the Property be developed in substantial conformity with said site plan; and

WHEREAS, the Covenant Running With the Land in Lieu of Unity of Title was recorded in Official Records Book 33124, Pages 2056-2065 (the "Covenant"), together with certain exhibits designated as Exhibit "A" and Exhibit "B", a copy of which is attached hereto as Exhibit "C"; and

WHEREAS, at a public hearing on October 7, 2026, the City of Doral City Council approved site plan modification application No. PLAN-2604-0129 and approved, in relevant part, a modification to Paragraph 1 of the Covenant to reflect the site plan modification approval referenced herein (the "Public Hearing"); and

WHEREAS, the Owners and the City desire that the covenants herein amend and supersede those of the Covenant.

NOW, THEREFORE, IN ORDER TO ASSURE THE City of Doral that the representations made by the Owner during the consideration of the Public Hearing will be honored by the Owner freely, voluntarily, and without duress, the Owner hereby agrees as follows:

- 1. Incorporation of Recitals.** The foregoing recitals are hereby incorporated into this Modification as if fully set forth herein.
- 2. Exhibits.** The exhibits attached to the Covenant as Exhibit "A" and Exhibit "B" are hereby incorporated into this Modification by this reference and shall remain in full force and effect except to the extent expressly modified herein. The exhibits attached to this Modification shall be designated beginning with Exhibit "C" and shall be deemed supplemental exhibits to the Covenant. References in this Modification to the "Exhibits" shall mean, collectively, Exhibit "A" and Exhibit "B" to the Covenant and Exhibit "C" attached to this Modification, unless the context clearly requires otherwise.
- 3. Amendment.** Paragraph 1 of the Covenant is hereby amended to read as follows:

FROM:

1. The Property shall be developed in substantial conformity with the site plan entitled Lehman Doral, prepared by Stiles Architectural Group, date-stamped received November 29, 2021 (the "Site Plan"). No modification shall be effected in said plans without the written consent of the then owner(s) of the Property and the Director of the City of Doral Department of Planning and Zoning ("Director") or such successor or jurisdiction having authority over the Property; provided the Director finds that the modification conforms with the Code of the City of Doral, and provided further, that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or this Covenant at public hearing before the City Commission of the City of Doral, Florida, or such other board which may by law

has jurisdiction over such matter.

TO:

1. The Property shall be developed in substantial conformity with the site plan entitled “Lehman Doral,” prepared by Stiles Architectural Group, date-stamped received November 29, 2021, as modified by the site plan entitled “Doral Parking & Service Structure,” prepared by Ware Malcombe, date-stamped received August 25, 2026 (the "Site Plan"). No modification shall be effected in said plans without the written consent of the then owner(s) of the Property and the Director of the City of Doral Department of Planning and Zoning ("Director") or such successor or jurisdiction having authority over the Property; provided the Director finds that the modification conforms with the Code of the City of Doral, and provided further, that should the Director withhold such approval, the then owner(s) of the Property shall be permitted to seek such modification by application to modify the plan or this Covenant at public hearing before the City Commission of the City of Doral, Florida, or such other board which may by law has jurisdiction over such matter.
4. **Continuing Effect.** Except as expressly amended herein, all other terms and provisions of the Covenant remain unchanged and in full force and effect.

[Execution Pages Follow]

IN WITNESS WHEREOF, the Owner caused these presents to be signed in their name by their proper officials.

Signed, witnessed, executed, and acknowledged on this _____ day of _____, 2026.

WITNESSES:

DORAL-K, LLC, a Florida limited liability company

Signature

Print Name

Address: _____

Signature

Print Name

Address: _____

Edward Impert, Authorized Signatory

Address: 150 N. Bartlett Street
Medford, OR 97501

STATE OF _____)
COUNTY OF _____) SS:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2026, by Edward Impert, Authorized Signatory of **DORAL-K, LLC**, a Florida limited liability company, who is personally known to me or ___ has produced _____ as identification.

[NOTARIAL SEAL]

Print Name:

Notary Public, State of _____

Commission #: _____

My Commission Expires: _____

WITNESSES:

CITY OF DORAL:

Signature

By: _____
Christi Fraga, Mayor

Print Name

Signature

Approved as to legal sufficiency:

City Attorney

Print Name

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by Christi Fraga, as the Mayor of the City of Doral, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

Print Name: _____

Notary Public, State of Florida

Commission #: _____

My Commission Expires: _____

EXHIBIT “C”

**COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE
RECORDED IN OFFICIAL RECORDS BOOK 33124, PAGES 2056-2065**